

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
TV79
Public Works Department

FROM: Robert Woodside

DATE: September 16, 2021

SUBJECT: ZBA Meeting

The Darien Zoning Board of Appeals will hold a meeting on Wednesday, September 22, 2021, at 7:00 P.M. in room 213 of Town Hall, and allowing remote access via GoToMeeting # 245-466-869. A copy of the agenda is attached.

Zoning Board of Appeals
Wed, Sep 22, 2021 7:00 PM - 10:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/245466869>

You can also dial in using your phone.
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REGULAR MEETING AGENDA

Wednesday, September 22, 2021 7:00 P.M.
Via Go To Meeting #245 466 869
With staff only in Public Meeting Room 213
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

OPENING

Requests to the ZBA involve important legal property rights. The proposal may expand one owner's limitations and reduce another's protections as defined within the Zoning Regulations. Therefore, any information considered must be clearly provided and all hearing comments are recorded. **Please speak only as the Chair instructs within the Go To Meeting procedures. In order to avoid unnecessary distractions, please "mute" when it's not your turn to speak.**

The ZBA will make every reasonable effort to complete this agenda in a timely manner. However, complications may arise and it may be difficult to properly consider all of the requests tonight. You can be helpful by making your presentation efficiently. Due to necessary scheduling of ZBA members, and possible involvement with other Board/Commission review, the following items may be considered out of sequence. Application requests may be heard and then deliberated one by one rather than all the deliberations occurring at the end of the meeting. Please understand that one or more hearing items may need to be opened and continued to a subsequent meeting and some hearings may be completed tonight but ZBA deliberation of the requests may be postponed to a later date. After the hearing of the project you are interested in is concluded, you may choose to make subsequent inquiries about a possible decision to ZBA office staff at 203-656-7351 during regular business hours.

POSTPONEMENTS AND CONTINUATIONS

Changes to the meeting agenda may occur after posting and would be announced at the beginning of the meeting.

CONTINUATION OF PUBLIC HEARINGS

CALENDAR NO. 8-2021 The application of Shannon & Jonathan Silsby submitted on May 20, 2021 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of one story additions; Section 406: 24.0 in lieu of 30.0 feet minimum required Highland Avenue front yard setback; and 6.6 in lieu of 10.0 feet minimum required side yard setback resulting from connecting the detached garage to the house structure. The property is situated on the east side of Mansfield Avenue at the intersection of Highland Avenue and Sedgwick Avenue and is shown on Assessor's Map #16 as Lot #83, being 42 Mansfield Avenue and located in an R-1/3 (residential) Zone.

CALENDAR NO. 11-2021 The application of David & Jennifer Brown submitted on June 16, 2021 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of second and two story additions; Section 406: 15.0 in lieu of 40 feet minimum required front yard setback. The property is situated on the east side of Revere Road approximately 350 feet east of the intersection of Noroton Avenue and is shown on Assessor's Map #9 as Lot #31, being 15 Revere Road and located in an R-1/2 (residential) Zone.

PUBLIC HEARING

CALENDAR NO. 14-2021 The application of Mark Alex Maidique on behalf of Noah T. & Kristen P. Charney submitted on August 25, 2021 for variances of Sections 334 and 406 of the Darien Zoning Regulations, to allow the construction of a second story addition; Section 334: construction of additional volume on a portion of the lot with 146.7 in lieu of 150 feet minimum required lot width; and Section 406: 26.9 in lieu of 40.0 feet minimum required front yard setback, and 34.4 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of North Road. The property is situated on the north side of Butlers Island Road at the intersection of North Road and is shown on Assessor's Map #67 as Lot #69, being 9 Butlers Island Road and located in an R-1 (residential) Zone.

DELIBERATIONS AND DECISIONS

Discussion, deliberation and possible decisions for Public Hearing request items listed above. Four affirmative votes out of the five seated ZBA members are required to approve a proposal. Decisions are made after the ZBA members review the public hearing comments, submitted plans and other application materials, and carefully consider possible stipulations to ensure the best possible project fit among the neighboring properties. If complications arise ZBA deliberation of the requests may be postponed or continued to a later meeting date.

OTHER BUSINESS

This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their regulatory responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.

1. Approval of Minutes of meeting on July 14, 2021. ZBA members attending this meeting were Mike Nedder, Jeff Williams, Dan Nalawade, Gary Greene, Barb Hazelton and Bill Hessert.
2. Approval of Minutes of meeting on July 21, 2021. ZBA members attending this meeting were Mike Nedder, Jeff Williams, Dan Nalawade, Barb Hazelton and Bill Hessert.
3. Election of Officers, by regular members.
4. Discussion of future meeting procedures, including whether to return to in person Town Hall meetings.
5. Possible policy regarding covered porch applications.
6. Report of Committee researching possible policy regarding historic preservation considerations with the evaluation of variance requests.
7. Use of online applications.
8. Possible policy regarding correction of violations, encroachments and unpermitted structures.
9. Possible policy regarding applicant contacts to ZBA members.
10. Possible issues for Bylaws and Policies subcommittee to consider.
11. Any other business (a minimum 2/3, 67%, i.e. 3/4, 4/5, or 4/6, favorable vote of members present and voting is required to add an item to the agenda).

ADJOURNMENT